

**THE VILLAGE OF COLD SPRING
HISTORIC DISTRICT REVIEW BOARD
85 Main St. Cold Spring, NY 10516**

September 10, 2008

Members present: Chairman; Al Zgolinski Members: David Birn, Pamela Colangelo, Peter Downey and Kathleen Foley

1. Minutes:

The minutes of August 13, 2008 were read. D. Birn requested corrections under the Board Business regarding his statements. They were discussed and accepted.

K. Foley presented written requested changes (see attached). There was discussion about one item and were then accepted.

K. Foley moved to accept the revised minutes and D. Birn seconded the motion. The revised minutes were approved 5-0.

2. Correspondence:

Summary of Approved Certificates for review

Memo from the Comprehensive Board regarding an upcoming stakeholders meeting

Copy of check from SHPO for the grant reimbursement for CLG training

Alliance Review and Common Ground magazines which were from the previous meeting - for distribution of HDRB members.

3. Old Business:

A. Club 536 (Knights of Columbus), 81 Main St.

Mr. Daniel Dillon proposed a revision to a previously approved application for a wooden step. The Applicant revised the application by proposing a bluestone step with blue stone riser facing.

The Chairman called for a vote on the revised application. It was approved 5-0. The Applicant must submit 3 copies of a new application showing the revisions.

B. Larissa Killough and Mike Bade, 6 Church St.

The Applicant proposed a revision to a previously approved application. The approved application was for 1 over 1 replacement windows. The Applicant is now proposing 6 over 6 replacement windows.

The chairman called for a vote on the proposed application. It was approved 5-0.

4. New Business:

A. Jay Siegel, 12 Rock St.

The Applicant proposed an emergency escape window with an exterior well and an additional air conditioning condenser unit next to an existing air conditioning condenser unit. The proposed window is a single piece of glass 36'' x 60'' in a metal frame. The existing windows on the house are metal frame windows and the house is sided with cementitious board. The Board members discussed the application.

It was decided amongst the Board members that more information was needed. The following information was requested:

- More information on the materials being used
- Picture of the Applicants' house showing neighboring houses
- A picture showing the proposed well drawn on it such as where it will be located in the yard
- Where in relation to the existing condenser unit will the new condenser unit be located?

The Applicant was put on the agenda for October.

B. Brian and Katie Spruck, 7 Fair St.

The Applicants proposed replacement windows. The proposed windows will be Peach Tree windows 1 over 1. Mrs. Spruck presented photos of the existing windows and explained that every window was different. Their goal was to improve the quality of the existing windows.

A. Zgolinski asked the Applicant to present photos of each façade so the board members can evaluate the impact of the windows to the façades. The Applicant asked if she could go home and take photos and come back later that evening. The Chairman gave her the time to go home to take pictures. The pictures could not be taken due to darkness. K. Foley suggested to the other Board members to preview the house ahead of time, before the next meeting.

The Applicants were put on the October agenda. The Chairman requested the following paperwork: Pictures of the façade and 3 copies of the application.

C. Liz and Michael Armstrong, 7 Morris Ave.

The Applicants came in for an application renewal. The Chairman called for a vote on the previously approved application. It was approved 4-0. K. Foley abstained due to her not being on the board when the original application was approved.

D. Alex Carone, 37 Paulding Ave.

The Applicant proposed the replacement of 27 windows. The proposed windows would be wood frame 2 over 2 double hung with simulated divided lites. The Board members and the Applicant discussed the application with respect to whether or not 2 over 2 windows was an appropriate style for the Gothic Revival home. The Applicant was told the Board needs complete documentation which included photos of the each façade of the house showing the existing conditions. The Applicant was told that if he wants to change the windows by using the proposed 2 over 2, the Applicant must make the argument why he chose the 2 over 2 windows would be appropriate. The Board members suggested a workshop with the applicant at the site for Sunday, September 21, 2008 at 12:00 pm. Mr. Carone agreed to the site visit.

5. Other Business:

Mr. Tyler Gagnon asked the Board what is allowed in the Historic District and what is required when applying to the HDRB for work on windows in the Historic District so he can properly inform his customers. The Board members responded that they will follow the requirements and criteria stated in the Design Standards. The Board is trying to maintain the feeling of the Historic District and suggested that he advise customers to replace existing windows using replacement windows the same size using the original framing. K. Foley pointed out that the Board should be encouraging refurbishment of existing windows to preserve historic fabric. Mr. Gagnon pointed out that there are not very many craftsmen who can do that.

The Chairman suggested that the Board hold some workshops to discuss revisions to the published Design Standards so that these issues can be discussed and agreed to among Board members.

The meeting was adjourned at 10:21 pm.

Al Zgolinski, HDRB Chairman

Date